

Holland Township Land Use Board

Agenda

May 13, 2024

(Notice-The Chairman reserves the right to change or revise the order of the agenda as needed. Formal action may or may not be taken)

Chairman: “I call to order the May 13 2024 Regular Meeting of the Holland Township Land Use Board. Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by the Land Use Administrator by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Publishing the notice in the December 21, 2023 edition of the Hunterdon County Democrat
3. And faxing to the Express-Times for informational purposes only.

Chairman: Please recite the Pledge of Allegiance.

Chairman: Identification of those at the podium for the benefit of the recording machine.

Minutes of the last meeting:

I would like to entertain a motion to dispense with the reading of the Land Use Board minutes of the March 11, 2024 and April 8, 2024 meeting and to approve the minutes as recorded.

New Business

- ORDINANCE 2024-09 -Introduction/First Reading May 7, 2024 with Second reading and Public Hearing set for June 5, 2024. WHEREAS, the Township of Holland has a Municipal Separate Storm Sewer System (MS4) Permit from the State of New Jersey; and WHEREAS, the Township of Holland is subject to the Community-wide Ordinance requirements of the Tier A Municipal Stormwater Permit; and WHEREAS, the Community-Wide Ordinance requirements in the Township of Holland’s Tier A Municipal Stormwater Permit necessitate the adoption of the ordinance by the Municipality; “NOW THEREFORE BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HOLLAND, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY THAT CHAPTER 145 OF THE CODE OF THE TOWNSHIP OF HOLLAND, ENTITLED “STORMWATER QUALITY”, IS EMENDED AS FOLLOWS:” (see ordinance for details) -review for consistency with Master Plan – Board action needed.

Old Business

- Block 24 Lot 13 – Huntington Knolls LLC – Update – a condition of resolution memorialized March 2024

HOLLAND TOWNSHIP LAND USE BOARD

RESOLUTION AUTHORIZING EXTENSION FOR PHASES II AND III OF THE HUNTINGTON KNOLLS FINAL SITE PLAN APPROVAL

NOW, THEREFORE, BE IT RESOLVED BY THE LAND USE BOARD OF HOLLAND TOWNSHIP, Hunterdon County, State of New Jersey, as follows:

1. That pursuant to N.J.S.A. 40:55D-52(e), the Land Use Board hereby grants a two (2) year extension of final site plan approval for Phase II and Phase III, through February 11, 2026.
2. The conditions of the approval in the prior Resolutions concerning this property/development, including any prior Resolutions authorizing extensions to said approval(s) shall continue in full force and effect as applicable.
3. The owner/applicant, including any contract purchaser of the property/development, shall be required to appear before the Land Use Board within ninety (90) calendar days of February 12, 2024 or no later than the May 13th Land Use Board meeting to provide an update on the status of the property/development.

Completeness Review

- Block 3 Lot 28.01 & 66– 195 Myler Rd & 191 Myler Rd - Darvill & Blanton – Minor Subdivision/Lot Line Adjustment with C Variance – Received into our office April 3, 2024 – The 45-day completeness deadline is May 18, 2024. Completeness May 13, 2024 – applicant granted extension May 10, 2024 to June 10, 2024. **BOARD ACTION NEEDED.** (motion to carry the completeness determination to the June meeting with the applicant’s written consent). If deemed complete then a public hearing would take place at the June 10, 2024 meeting.

Resolution

Public Hearings

1. Block 26 Lot 27 – 105 Riegelsville Rd – Davina Lapczynski – Variance. Received into our office June 22, 2022 – The 45-day completeness deadline is July 11, 2022. Deemed Complete July 11, 2022. Public Hearing scheduled for August 8, 2022. Applicant granted an extension to the September 12, 2022 meeting (email 071822), then to October 10, 2022 (email 082622), November 14, 2022. (email 092122), December 12, 2022 (email 102822), January 9, 2023 (email 120622), February 13, 2023 (email 010323), March 13, 2023 (email 020723), April 10, 2023 (email 030623), May 8, 2023 (email 040523), June 12, 2023 (email 050323), July 10, 2023 (email 052223), August 14, 2023 (email 070523), September 11, 2023 (email 080423), October 9, 2023 (email 090723), November 13, 2023 (email 10/06/23), December 11, 2023 (email 11/08/23), January 8, 2024 (email 12/01/23), February 12, 2024 (email 01/03/24), March 11, 2024 (email 02/01/24), April 8, 2024 (email 02/29/24), May 13, 2024 (email 04/01/24), June 10, 2024 (email 05/01/24). Board Action needed June 10, 2024 – **To Update the Board 051324.**
2. The Housing Element & Fair Share Plan dated April 23, 2024. The purpose of the report is to comply with the requirement that every municipality in the State provide a realistic opportunity for affordable housing. The report discusses the Township’s three-part obligation and the mechanisms that exist and are proposed to address and/or satisfy said obligations. **BOARD ACTION NEEDED**
3. Block 2 Lot 1.02 – 10 Mill Road – Holland Solar Farm LLC – Amended Final Site Plan – Received into the office November 15, 2023. The 45-day deadline is December 30, 2023. Deemed incomplete December 11, 2023. Resubmitted paperwork January 22, 2024 via email and hard copy delivered to the office for completeness review February 12, 2024. Due to potential inclement weather February 12, 2024, the applicant granted an extension on February 12, 2024 to the next meeting of March 11, 2024. Deemed complete March 11, 2024. Public hearing March 11, 2024. Carried to May 13, 2024 (at the meeting and by email April 1, 2024). **BOARD ACTION NEEDED**

Sub-Committee Status and Updates

- Highlands Subcommittee – Mike Keady/Mayor Bush
- Home Occupation subcommittee---Ken Grisewood - tabled till approximately summer

Public Comment

Executive Session

Adjourn